OFFERING MEMORANDUM

DISCOUNT TIRE

1665 Highway 138 SE, Conyers, GA 30013

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Executive Summary

Sale Price	$1,450,000

Offering Summary

Cap Rate:	5.75%
NOI:	$83,349.00
Building Size:	7,073 SF
Lot Size:	1.03 Acres
Year Built:	1984

Property Highlights

- Single-tenant Discount Tire location leased to Halle Properties, L.L.C., providing long-term occupancy by an established automotive service tenant
- Absolute NNN lease structure with the tenant responsible for taxes, insurance, utilities, maintenance, repairs, and replacements
- Long-term lease in place through October 31, 2031.
- Six additional 5-year renewal options, with 5% increases each option, providing the potential for long-term tenancy beyond the initial lease term
- Over 92K residents live within 5 miles of the site, with average household incomes exceeding $106K and projected to reach $128,600 within 5 years, supporting strong consumer spending and long-term growth.
- Major retail corridor with 45,000 cars passing per day.
- Nearby retail tenants include Kroger, Publix, Target, LA Fitness, Sprouts, and many more.

Property Description

This investment opportunity consists of a single-tenant Discount Tire property located at 1665 Highway 138 in Conyers, Georgia. The property is leased to Halle Properties, L.L.C., for the operation of a Discount Tire/America's Tire store. The lease commenced on October 13, 2011 through October 31, 2031, providing investors with long-term income from an established tenant. The lease is structured as an absolute NNN lease, which provides a passive ownership opportunity with limited landlord obligations and reduced exposure to operating expenses.

Conyers, Georgia is located approximately 24 miles east of downtown Atlanta on I-20, and serves as a growing suburban community within the Atlanta metropolitan area. The property is positioned along Highway 138, with 45,000 cars passing per day. The nearby trade area includes Publix, Kroger, Sprouts, Target, LA Fitness and many other national retailers.

Atlanta MSA

#1
Busiest Airport in the World

16
Fortune 500 Headquarters in Atlanta

$270B
GDP in Atlanta MSA

#9
Largest Metro Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

Corporate Headquarters & Major Employers

Coca-Cola, Delta, The Home Depot, Chick-fil-A, WestRock, State Farm, Google, CNN, NCR, Orkin, Invesco, Cox, Newell Brands, Microsoft, AT&T, Mercedes-Benz, Truist, Porsche, UPS, Papa John's Pizza, RaceTrac, Equifax, Gas South, Salesforce, Arby's, TBS, Pulte Group, Lockheed Martin, NAPA, Southern Company, Norfolk Southern

Additional Photos

Additional Photos

SKYLINE SEVEN
REAL ESTATE

Additional Photos

Additional Photos

Tenant Overview

DISCOUNT TIRE

DISCOUNT TIRE CO., INC.

Discount Tire is one of the largest independent tire and wheel retailers in North America, delivering exceptional service, value and convenience to customers through a growing network of stores nationwide

COMPANY OVERVIEW

Founded in **1960**, **Discount Tire** has grown into one of the most respected and trusted tire retailers in the **United States**. The company is known for its professional service, competitive pricing and commitment to customer satisfaction. With a strong balance sheet and a focus on long-term real estate ownership. Discount Tire continues to expand its footprint throughout the country.

1960 FOUNDED	SCOTTSDALE, ARIZONA HEADQUARTERS	1,000+ STORES NATIONWIDE	TIRE & WHEEL RETAIL INDUSTRY

BUILT ON SERVICE. DRIVEN BY PEOPLE. FOCUSED ON THE ROAD.

Lease Abstract

Tenant is responsible for base rent, real estate taxes, utilities, insurance, maintenance, repairs and replacements of the premises and improvements, including roof, HVAC, structural/non-structural components, parking areas and other building systems; compliance with laws; pest control; alterations.

Tenant Overview

Tenant:	Halle Properties, L.L.C. (Discount Tire/America's Tire)
Square Feet:	7,000 SF
Lease Start Date:	June 14, 2011
Commencement Date:	October 13, 2011
Lease Expiration Date:	October 31, 2031
Annual Base Rent:	$83,349
Current Reimbursement:	NNN
Renewal Options:	Six (6) additional 5-year renewal options

Rent Schedule

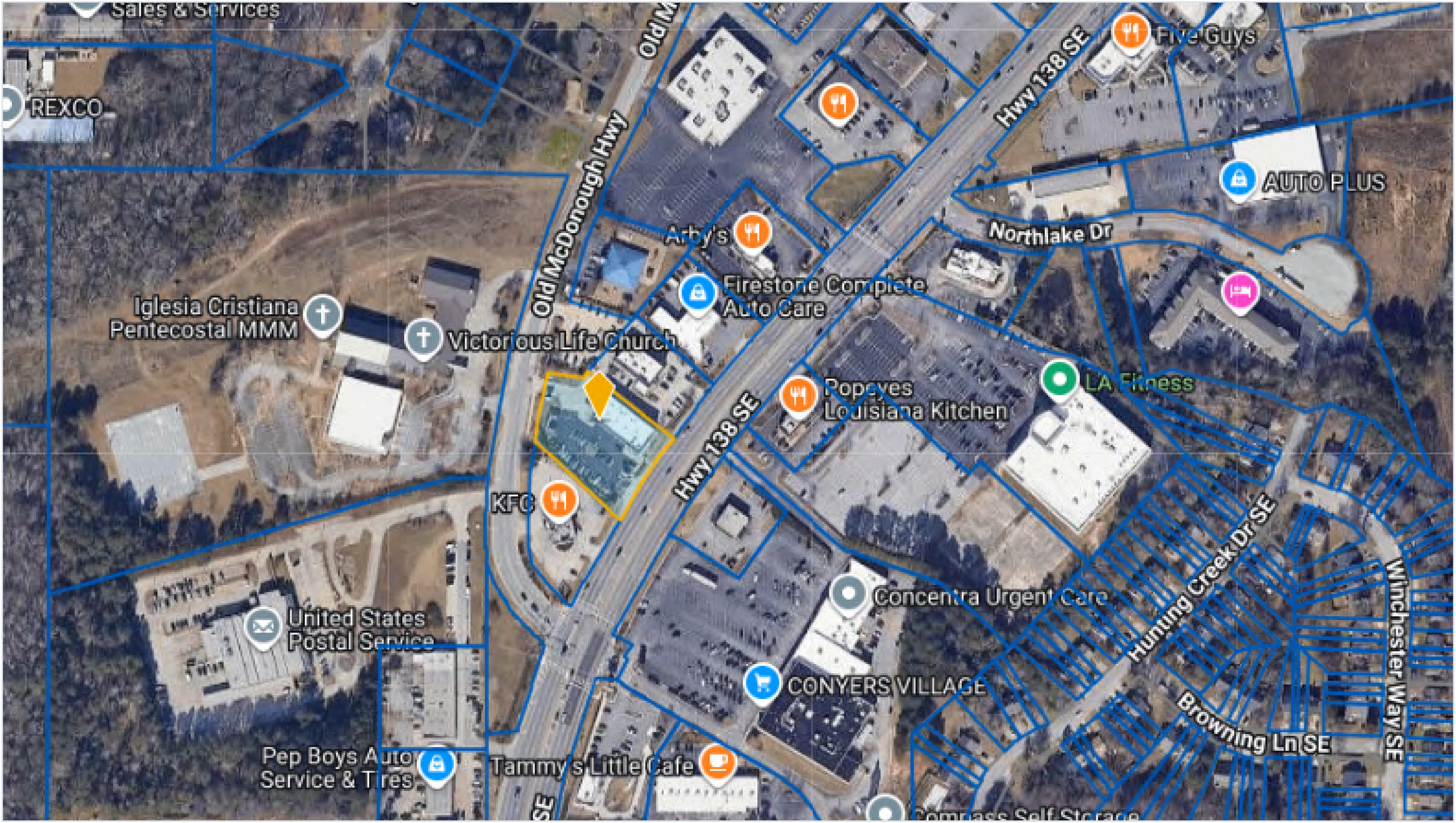
Term	Annual Base Rent	Rent Per SF/YR
10/13/11-10/31/16	$72,000	$10.29
11/01/16-10/31/21	$75,600	$10.80
11/01/21-10/31/26	$79,380	$11.34
11/01/26-10/31/31	$83,349	$11.91
Renewal Options:		
11/01/31-10/31/36	$87,516	$12.50
11/01/36-10/31/41	$91,892	$13.13
11/01/41-10/31/46	$96,487	$13.78
11/01/46-10/31/51	$101,311	$14.47
11/01/51-10/31/56	$106,377	$15.20
11/01/56-10/31/61	$111,696	$15.96

Retailer Map

SKYLINE SEVEN REAL ESTATE

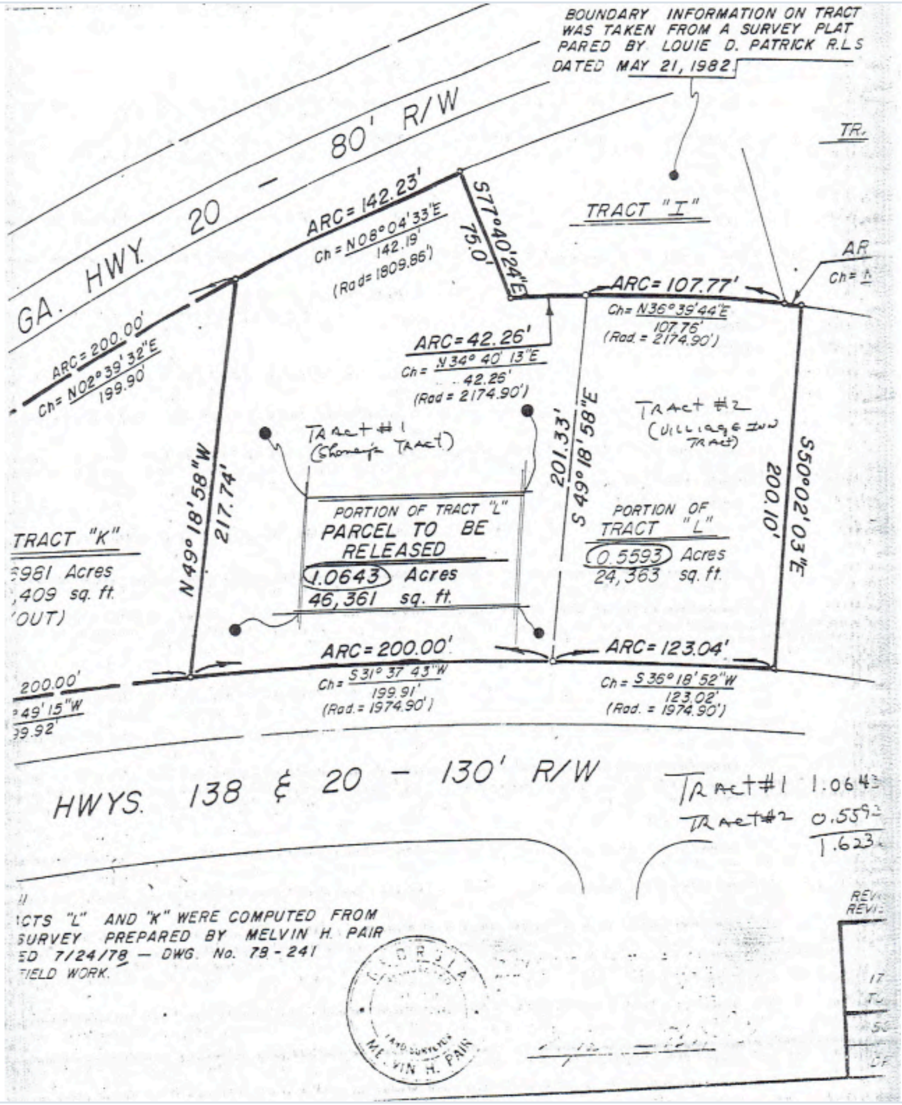
Retailer Map

Parcel Map

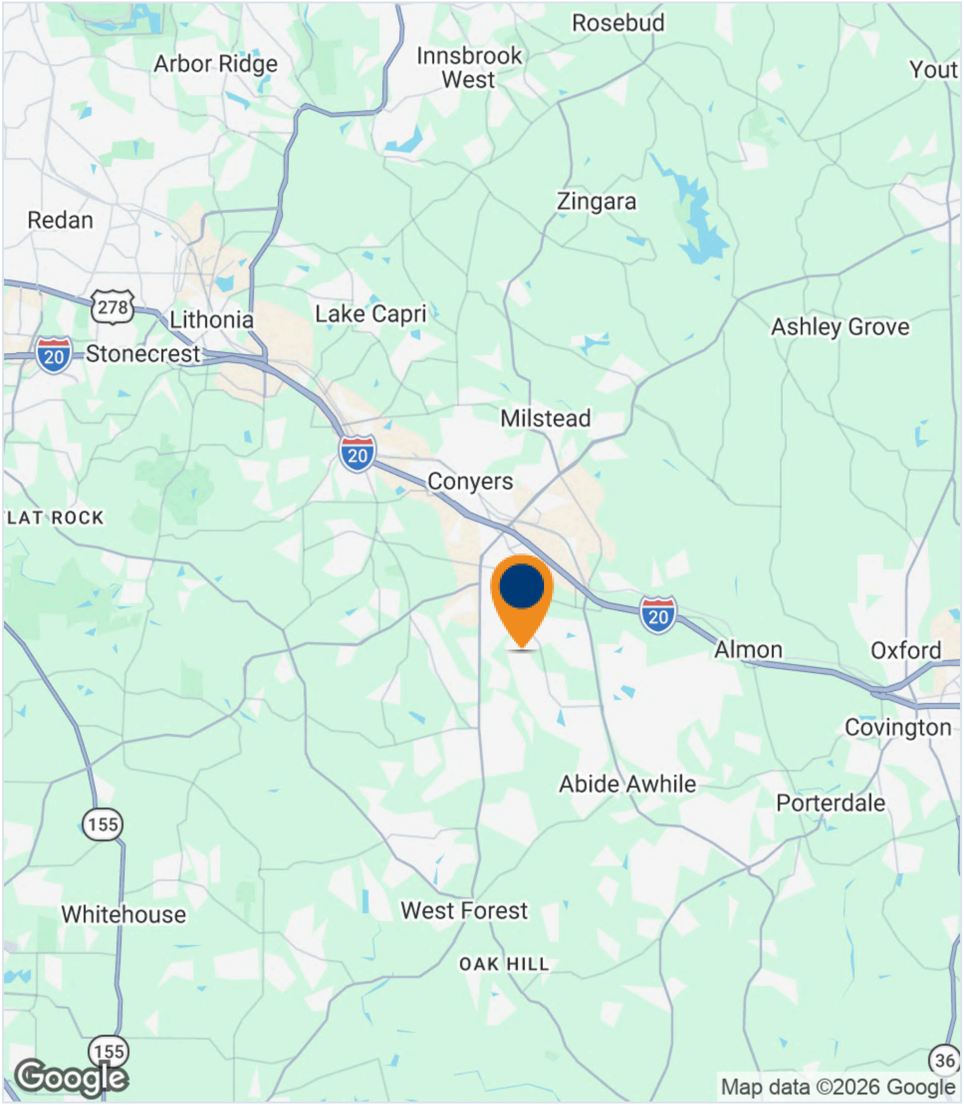


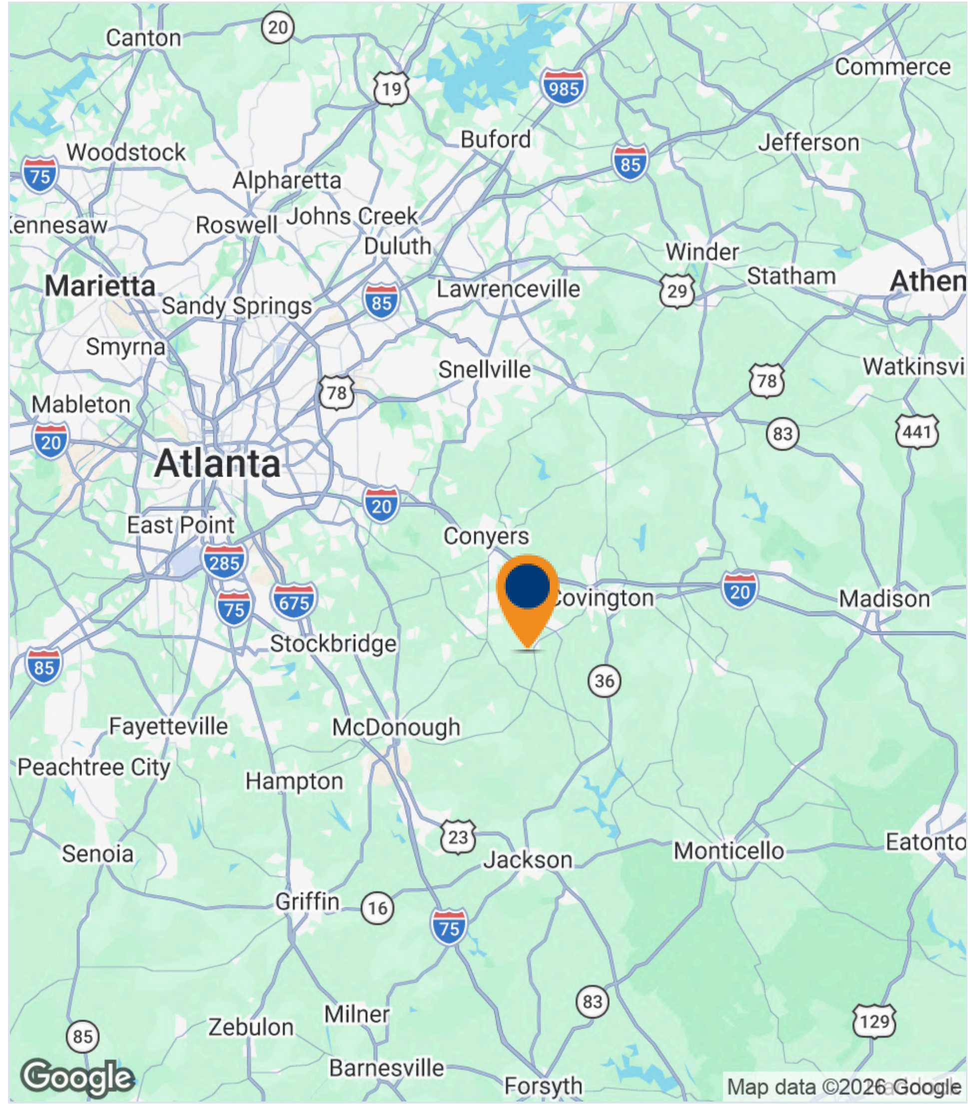
Sales & Services
REXCO
Old McDonough Hwy
Hwy 138 SE
Five Guys
AUTO PLUS
Northlake Dr
Arby's
Firestone Complete Auto Care
Iglesia Cristiana Pentecostal MMM
Victorious Life Church
LA Fitness
Popeyes Louisiana Kitchen
KFC
Concentra Urgent Care
Hunting Creek Dr SE
Winchester Way SE
United States Postal Service
CONYERS VILLAGE
Browning Ln SE
Pep Boys Auto Service & Tires
Tammy's Little Cafe
Compass Self Storage

Survey


BOUNDARY INFORMATION ON TRACT
WAS TAKEN FROM A SURVEY PLAT
PARED BY LOUIE D. PATRICK R.L.S
DATED MAY 21, 1982
GA. HWY. 20 - 80' R/W
ARC= 142.23'
Ch = N08°04'33"E
142.19'
(Rad= 1809.86')
S77°40'24"E
75.0'
TRACT "I"
ARC= 107.77'
Ch= N36°39'44"E
107.76'
(Rad. = 2174.90')
ARC= 200.00'
Ch= N02°39'32"E
199.90'
ARC= 42.26'
Ch= N34° 40' 13"E
42.26'
(Rad = 2174.90')
N49°18'58"W
217.74'
S 49°18'58"E
201.33'
200.10'
S50°02'03"E
PORTION OF TRACT "L"
PARCEL TO BE RELEASED
1.0643 Acres
46,361 sq. ft.
PORTION OF TRACT "L"
0.5593 Acres
24,363 sq. ft.
TRACT "K"
ARC= 200.00'
Ch= S31°37'43"W
199.91'
(Rad.= 1974.90')
ARC= 123.04'
Ch= S36°18'52"W
123.02'
(Rad. = 1974.90')
HWYS. 138 & 20 - 130' R/W
CTS "L" AND "K" WERE COMPUTED FROM
SURVEY PREPARED BY MELVIN H. PAIR
ED 7/24/78 — DWG. No. 78-241
FIELD WORK.

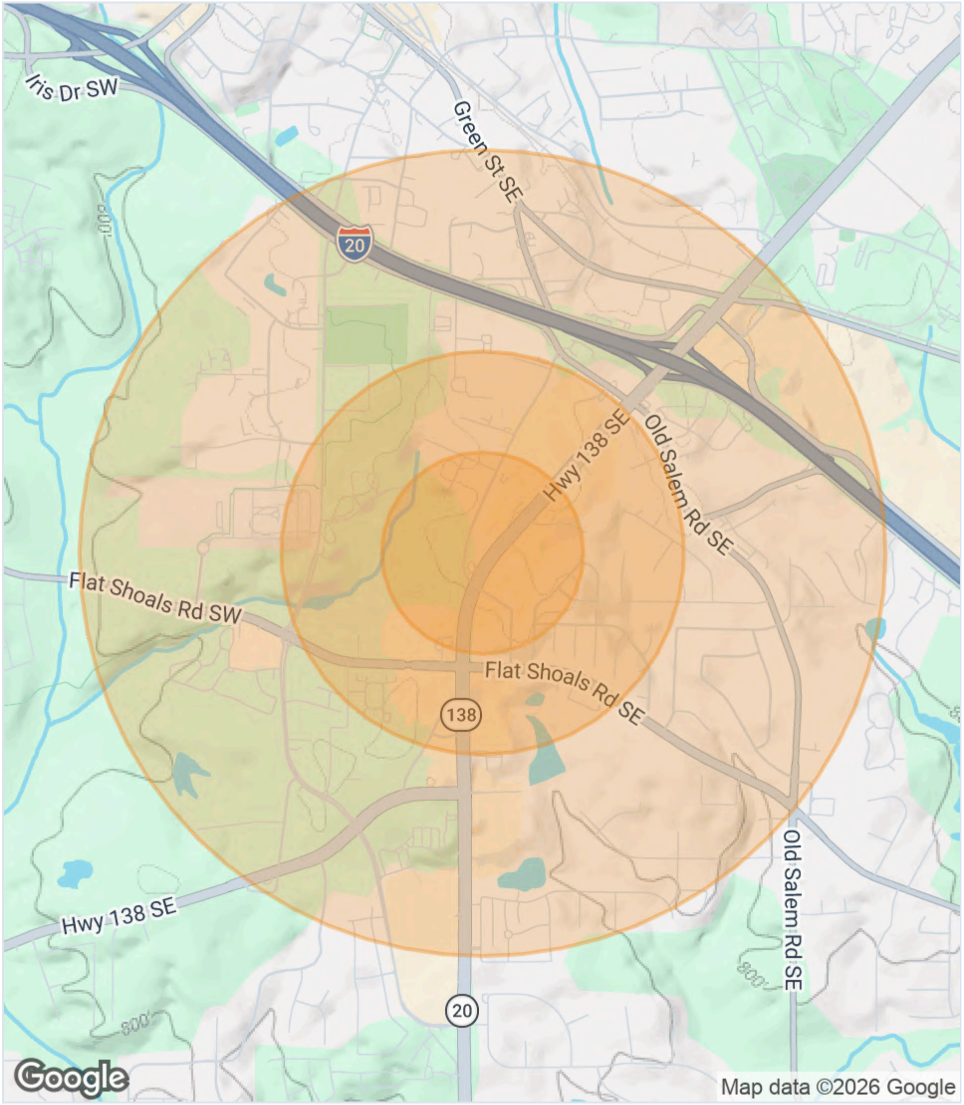
Location Map





Demographics

Population	Three-Mile	Five-Mile	Ten-Mile
2025 Population	37,440	92,870	294,760
5 Year Projected	40,600	101,010	315,970
Households			
2025 Population	13,660	32,970	105,270
5 Year Projected	14,830	35,880	112,920
Income			
2025 Average Household Income	$92,600	$106,700	$102,900
5 Year Projected	$111,200	$128,600	$127,600



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skyline-seven-real-estate

Advisor Biographies Page

Elliott Kyle

SVP | Partner

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breath of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of $750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.

Chase Murphy

SVP | Partner

cmurphy@skylineseven.com

404.812.8925

Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of $750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of $35,000,000. While under Chase's direction, the company impressively removed $70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.